

Mayor John J. Lampl II
Mayor Pro Tem Van T. Tran
Councilwoman Dorothy Dean
Councilwoman Renee S. Knight
Councilman Khoa Vuong

May 25, 2021

Work Session Agenda

5:30pm

1. Executive Session

1. Discuss personnel matters

2. Review of Meeting Agenda

1. Minutes May 25, 2021
2. First reading of Ordinance 2021-07

3. New Business List

1. Thorough Clean
2. People Help Exchange

4. Retirement Plan Discussion - pending

5. URA –

- a. Debt
- b. Gross Revenue from each property (per year - last 10 years)
- c. Land sales – specific properties
 - City Authorization?
 - Date of sale
 - Revenue from sales allocated where?

6. OTM Property

- d. Easements and property- Update
- e. Repair Estimates- Update
- f. Rebranding - The District

7. Reynolds Road Property- Discussion

- a. Plan? Design? Budget

8. Property Planning-

- a. Conference Center Dark Space
 - Plan
 - Budget Estimate

Timeline -

9. Bond Refinancing — Pending

10. Meadowbrook Corner property

a. Long Term Redevelopment Plan

11. Morrow Station Property – Pending

12. Board Appointments — Update

A. Morrow Housing Authority (MHA)

Exhibit A - Economic Development: Projects and Initiatives

Exhibit B - Public Works: Projects and Initiatives

Exhibit A

Planning and Economic Development

Projects and Initiatives

1. MTCA – Ongoing meeting date first Tuesday of the month at 5:30 - working to get ads for
welcome signs 12 ads 20 pending graphics
dog park 4 printed 4 pending for prints
2. URA - training for URA working on additional tours and training
3. The District- Discussions with restaurants, shops, and retail - potential restaurants
submitting LOIs
LOIs from Red House Green House White House
and 2 Boutiques
5. College Property - labeled Strada - designed approved, ready for the next step
6. Reynolds Road Property- ready to move forward with preliminary work and design plans
7. Dark Space - structural engineering started - electrical in process
8. Tracking
What businesses do we want?
Residential \$275k-\$350k
Commercial Bakery- Brewery- Tom Dick and Hank BBQ - Highland Bakery
Who is looking?
Residential Chris Signh - AG Builders - Hospitality Financial Group- DJR Construction
Commercial Broker Dionnie- Big Mike Taco- Broker Chris Singh - Elfs Bakery
9. City Marketing/Communication - Completed restaurants, hotels, pending completed list for things to do and business.
10. City Billboard @ I-75 –
Lamar Pending GDOT Permit question
GA Outdoors Cannot do billboard due to under 5000 feet GDOT on digital billboards
Clear Channels Stated there were too many trees on skylark. Wants city to take down prior to moving forward
11. City Digital Board Marketing Plan
12. Blue business interstate signs update
13. Events - Facebook and Instagram - both platforms up and running
14. Spring Business and Residential Newsletter - mailed
Articles for Summer newsletter
home safety - crimes of opportunity
events
any recommendations from Council?
16. Welcome Center Public private Partnership - survey of property being completed
17. Food Truck Fun Days - Food Truck fund days Thursdays starting April 29
18. City Events

Easter Egg Hunt - City Hall - complete
Juneteenth
Job Fair
Freedomfest
Movie Night
Garden Ribbon Cutting
Dog Days
Safe Halloween
Veterans's Day

19. The District Events

Cinco De Mayo - May 2-complete
Night Market
Day of the Dead
Lunar New Year Planning - started
Christmas in the Park

20. Business Pursuing

Orange Fitness
Brazilian Bakery
Korean BBQ
Remix
Seafood
Highland Bakery
Dickies BBQ

Exhibit B

Public Works Projects and Initiatives

1. A city-wide inventory of how many signs need to be replaced (street signs, park signs, directional signs, traffic control signs, etc.). The inventory should be in writing and inventoried by street or neighborhood.
2. A city-wide inventory of how many white poles need to be ordered. The inventory should be in writing and inventoried by street or neighborhood.
3. The installation of all signs and poles identified in the city-wide inventory.
4. Completion of the Lake Harbin Sidewalk Project.
5. Completion of all work by AKA trees.
6. Completion of all repairs to fountain at The District.
7. Three quotes for the electricity and exterior light restoration in The District (non-GA Power lights).
8. All GA Power lights restored at The District.
9. All lights restored at the Welcome Center.
10. Three cost proposals for the civil engineering, environmental, and survey work at the Strada with staff recommendation to Council.
11. Three cost proposals for doors, windows, and exterior paint at the Napier House with recommendation to Council.
12. The deck removed at The District and at least three bids for the replacement of the boardwalk — deck and super structure — general contractor required.
13. Plan and cost proposals for Park Improvements at Milton Daniel Park (to include new pavilion, swing bank, grills, playground extension) — use the existing design from J.I.G.
14. Meeting with Northridge to discuss dumpster pad — design of dumpster pad.
15. Neighborhood dumpster day — costs, schedule, marketing materials all in line.
16. Juneteenth support, Freedomfest support, Food Truck fun days support.
17. Staff recommendation for Council for four scopes of work produced by Lowe.
18. Hire two qualified employees — one to replace Adam Webb, one to start for Jack's replacement when he retires in a year.
19. The District bathroom restoration complete.
20. Grout and brick repair in The District complete.
21. Tenants from house on Meadowbrook and 5900 Reynolds Rd vacated.
22. All issues with Morrow Center HVAC resolved.
23. Completion of all park improvements and repairs that were approved by Council.
24. Completion of the site survey, and property issues resolved for placement of the dumpster at Northridge.

25. Continental stop sign underway - needs to be marked, citizens surveyed, and a resolution passed - this will involve the police Chief.
26. Windows, doors, and exterior paint on Napier House (to be approved by Council before completion).
27. Structural engineer assessment at the Napier house (to be approved by Council before completion).
28. Sprinklers installed at the Napier house (to be approved by Council before completion).
29. Neighborhood Dumpster Day completed.
30. Installation of new lights at the dog park.
31. Replacement of all white poles that were delivered.
32. Concept for sound system in the Dark Space.
33. Concept for the grease trap in the dark space.
34. Event support for all City, MCTA, and partnership events.
35. Connection of pedestrian path under power lines complete.
36. Dog Park Improvements.
37. LMIG grant managed, streets identified for next year.
38. Continental stop sign installed after road resurfaced.
39. Concept design for the Aviation sign refacing and installation plan.
40. Beautification landscaping along the cleared path - cherry trees, azaleas, pretty flowering plants and bushes.
41. New sand at Skylark park and other improvements needed.
42. Energy Assessment for City buildings (contact GA Power).
43. Christmas Decoration Plan - number of poles on what corridor, placement for new lights, placement for older lights, develop phases with costs, new tree?
44. All lighting deficiencies in city parks.
45. A city-wide plan for installing new lights.
46. Inventory of storage and contents in written format.
47. Additional path clean-up beyond the phase identified in the Lowes scope of work.
48. Repairs/replacement of pedestrian crossing fixtures completed.
49. Clack in Milton Daniel Park repaired.
50. Brick pavers into neighborhoods repainted.
51. Tea Room, upstairs adjacent to the Morrow Center. - electrical (400 amp service), HVAC, grease trap, gas line - auto cad files.

